

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
130		MASS AVE, ARLINGTON

## OWNERSHIP

Owner 1:	GUTZ SAMANTHA		
Owner 2:			
Owner 3:			
Street 1:	130 MASS AVE #2		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474	Own Occ:	N
		Type:	

## PREVIOUS OWNER

Owner 1:	DELLA PIANA FRANK -		
Owner 2:	-		
Street 1:	119 ESSEX STREET		
Twn/City:	SAUGUS		
St/Prov:	MA	Cntry:	
Postal:	01906		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Asbestos Exterior and 1003 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	333,700			333,700		151819
							GIS Ref
							GIS Ref
Total Card	0.000	333,700			333,700	Entered Lot Size	
Total Parcel	0.000	333,700			333,700	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		332.70	/Parcel: 332.7	Land Unit Type:	Insp Date
							12/04/17

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	102	FV	328,900	0	.		328,900	328,900	Year End Roll	12/18/2019	PRINT	
2019	102	FV	352,100	0	.		352,100	352,100	Year End Roll	1/3/2019		Date
2018	102	FV	312,000	0	.		312,000	312,000	Year End Roll	12/20/2017	12/10/20	16:10:26
2017	102	FV	284,800	0	.		284,800	284,800	Year End Roll	1/3/2017		
2016	102	FV	284,800	0	.		284,800	284,800	Year End	1/4/2016	LAST REV	
2015	102	FV	263,600	0	.		263,600	263,600	Year End Roll	12/11/2014	Date	Time
2014	102	FV	251,700	0	.		251,700	251,700	Year End Roll	12/16/2013	12/04/17	14:25:21
2013	102	FV	251,700	0	.		251,700	251,700		12/13/2012	danam	

## SALES INFORMATION

## TAX DISTRICT

**PAT ACCT.**

[illegible]

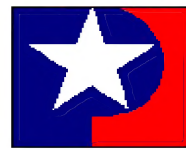
## BUILDING PERMITS

[illegible]

## ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2017	Measured	DGM	D Mann
6/5/2013	Measured	JBS	JOHN S
4/18/2013	Info Fm Prmt	EMK	Ellen K
7/19/2005	Info Fm Prmt	BR	B Rossignol
5/6/2000		197	PATRIOT

**Sign:** VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_



***Patriot***  
Properties Inc.

## USER DEFINED

Prior Id # 1:	151819
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PRINT

Date	Time
12/10/20	16:10:26

**LAST REV**

Date	Time
12/04/17	14:25:2

danam
361

**!361!**

Type:	99 - Condo Conv		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1915	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G14	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	16.670000076
Name:	15 - 6029

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1		HB					

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		5	2	0
<b>Totals</b>				
1		5	2	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	AV - Average	31 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	31 %

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.94040596
Adj \$ / SQ:	374.517
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	483604
Depreciation:	149917
Depreciated Total:	333687

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	411.97	
Special Features:	0	Val/Su Net:	332.70	
Final Total:	333700	Val/Su SzAd	332.70	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,003	374.520	375,640	
Net Sketched Area:		1,003	Total:	375,640	
Size Ad	1003	Gross Are	1003	FinArea	1003

### SUB AREA DETAIL

[illegible]

**IMAGE**

**AssessPro** Patriot Properties, Inc

